

INSPECTIONS:

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. CONTACT DEVELOPMENT SERVICES AT 972-242-5300 FOR A LANDSCAPE INSPECTION
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS

LANDSCAPE STANDARDS:

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS
7. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED

IRRIGATION STANDARDS

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM
3. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S R.O.W.
5. IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM)
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION

MAINTENANCE STANDARDS

1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VISOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS 7/17/2009. *THIS CHECKLIST IS NOT ALL-INCLUSIVE OF ALL CITY ORDINANCES AND STANDARDS 6.4
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN OR BICYCLE TRAFFIC IS IMPEDED
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED)

PLANT / SITE MATERIALS LIST

SYMBOL	COMMON/ BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
CE	CEDAR ELM / ULMS CRASSIFOLIA	4" CAL	AS SHOWN	3	8'-10' SPREAD, 15'-20' HEIGHT NURSERY OR CONTAINER GROWN; 6' BRANCHING HEIGHT
CM	CRAPE MYRTLE / LAGERSTROEMIA INDICA	30 GAL	AS SHOWN	3	8'-10' HT. CONTAINER GROWN; FULL PLANTS, MIN 3 CANES 2" PER CANE
RN	RAINBOW KNOCK OUT ROSE/ ROSA X RADCOR	5" GAL	30" O.C.	48	MINIMUM 24" HEIGHT AT PLANTING, FULL PLANTS,
IH	DWARF INDIAN HAWTHORN/ RAPHIOLEPSIS INDICA	5 GAL	30" O.C.	101	MINIMUM 18" HEIGHT AT PLANTING, FULL PLANTS,
HG	HAMLIN GRASS/ PENNISETUM ALOPECUROIDES 'HAMLIN'	5 GAL	24" O.C.	62	MINIMUM 18" HEIGHT AT PLANTING, FULL PLANTS,
LB	LIRIOPE / LIRIOPE MUSCARI 'BIG BLUE'	1 GAL	12" O.C.	340	MINIMUM 10" HEIGHT, FULL PLANTS
SC	SEASONAL COLOR	4" POTS	8" O.C.	960	VARIETY TO BE DETERMINED AT TIME OF PLANTING
BS	BERMUDA GRASS / CYNODON DACTYLON	SOLID SOD		1450 S.F.	COMMON BERMUDA, PROVIDE AND PLANT SEASONAL GRASS AS NEEDED FOR TEMPORARY COVER, INCLUDING FINE GRADING, PREPARATION, FERTILIZER AND PERMANENT SEEDING AT CORRECT PLANTING TIME FOR COVER.
SE	STEEL EDGING	AS SHOWN ON PLANS		155 L.F.	RYERSON OR EQUAL, PAINTED BLACK

NOTES:

1. VERIFY PLANT QUANTITIES DIRECTLY FROM THE PLANS. THE QUANTITIES SHOWN HERE ARE AN AID TO THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANT QUANTITIES SHOWN ON THE PLANS.
2. ALL PLANT MATERIALS ARE TO BE HIGH QUALITY AND SHALL MEET OR EXCEED GRADES AND STANDARDS SET FORTH BY THE TEXAS ASSOCIATION OF NURSERYMEN AND "AMERICAN STANDARDS FOR NURSERY STOCK". PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE SIZE, HEIGHT, SPREAD AND CONDITION REMARKS AS SHOWN IN THE PLANT LIST.

LANDSCAPE PLAN NOTES:

1. ALL TURF AREAS ARE TO BE SODDED WITH COMMON BERMUDA GRASS
2. ANNUAL COLOR PLANTINGS ARE TO BE DETERMINED AT THE TIME OF PLANTING
3. ALL LAWN AND LANDSCAPE AREAS ARE TO BE SEPERATED BY RYERSON STEEL EDGING
4. ALL TREES AND PLANTING BEDS ARE TO BE LAID OUT IN THE FIELD BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OR PREPARATION OF PLANTING AREAS. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR FAILURE TO OBTAIN OWNER'S REVIEW OF THE LAYOUT INCLUDING MODIFICATIONS REQUIRED
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES
6. PLANTING AREA PREPARATION TO INCLUDE MINIMUM OF 3" OF APPROVED ORGANIC MATTER (BACK TO EARTH OR LIVING EARTH) TILLED INTO THE TOP 8" OF PLANTING AREA SOIL UNLESS OTHERWISE SPECIFIED. REMOVE ALL ROCKS, CLODS AND DEBRIS. LEAVE PLANTING AREAS SMOOTH AND ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AS SHOWN

CITY PROJECT NO SP09-0019

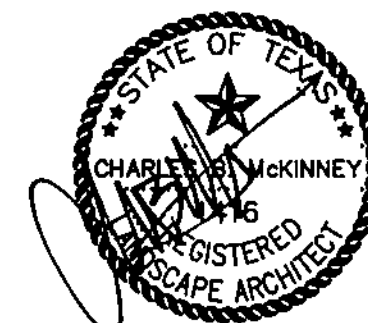
LANDSCAPE PLAN

THE HILLS OF KINGWOOD

ENTRY FEATURE

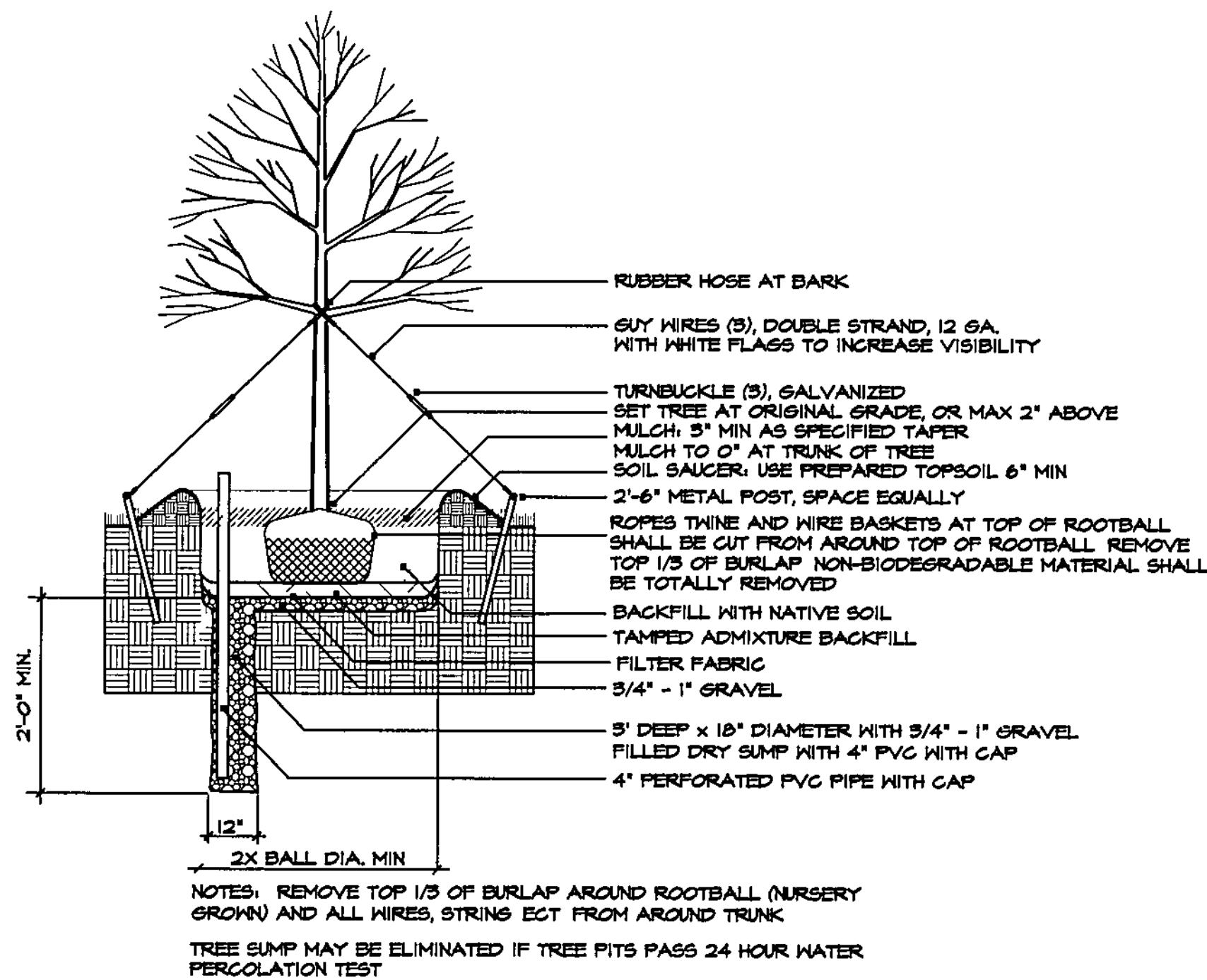
City of Frisco, Denton County, Texas

PROJECT NO
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SHEET NO
L1

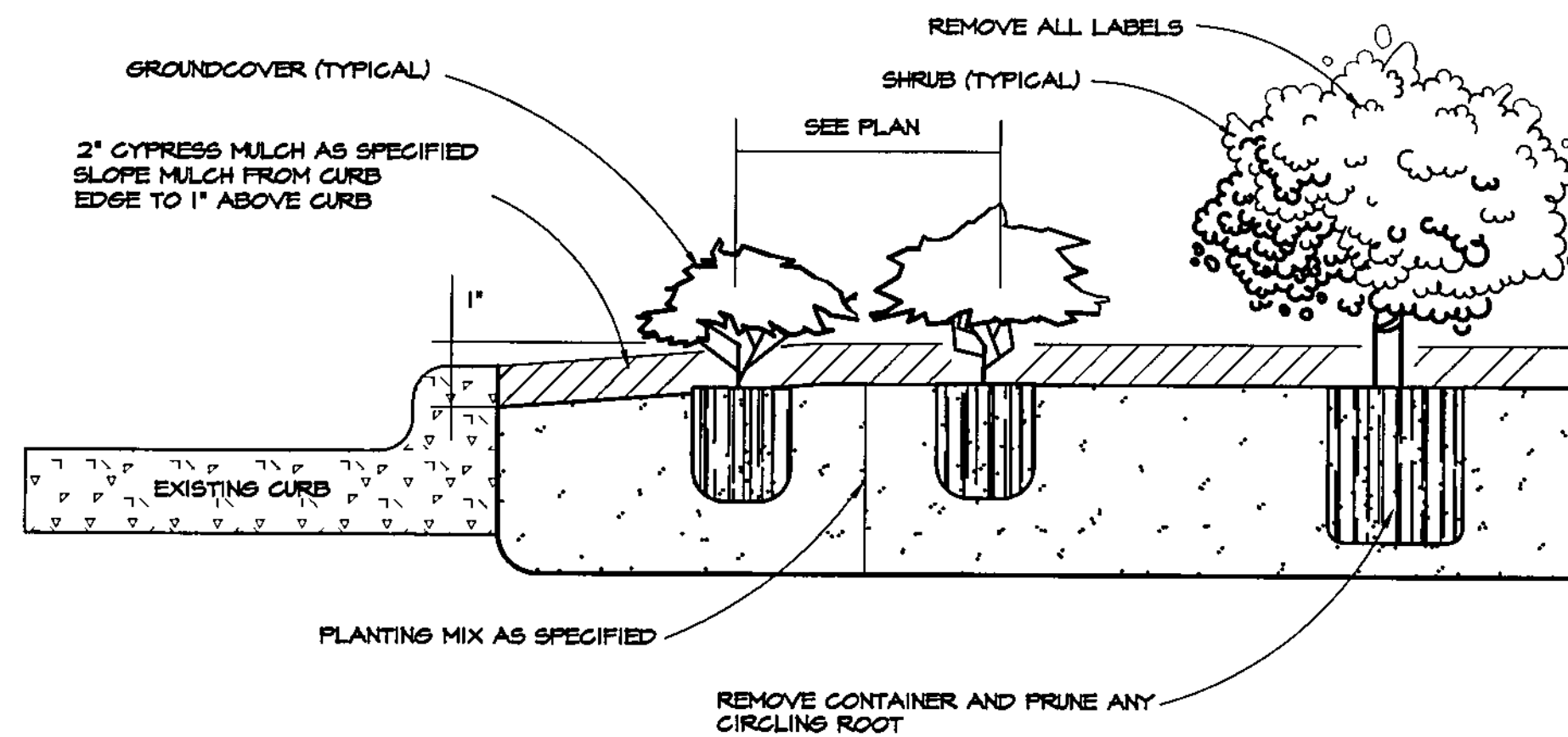


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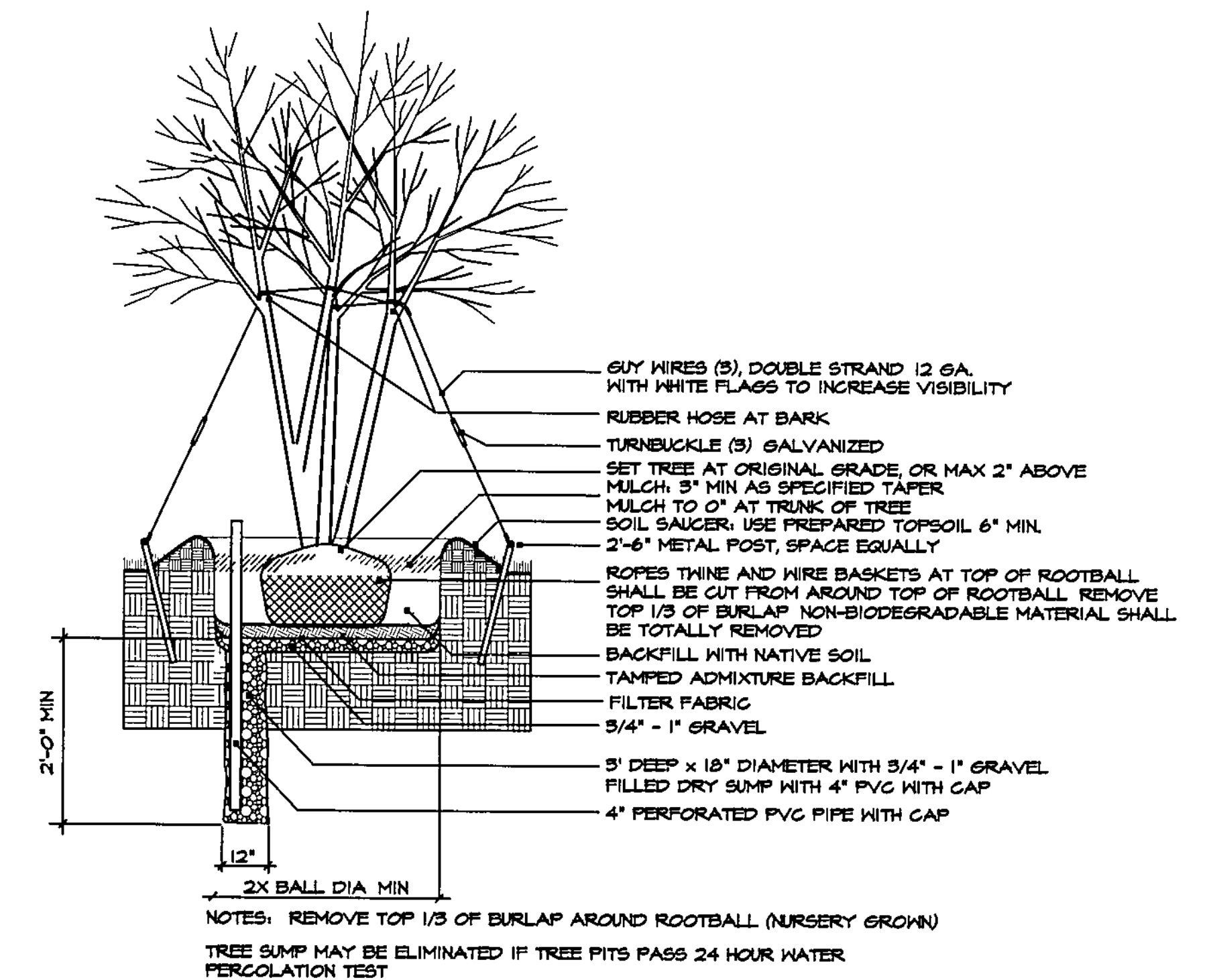
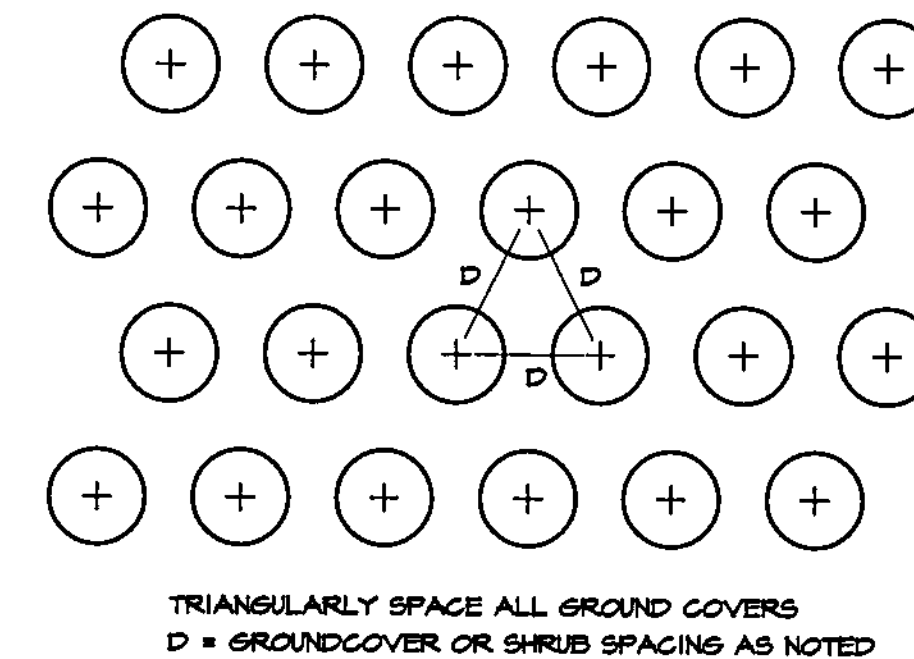
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NO	REVISIONS DURING CONSTRUCTION	BY	DATE	NO	REVISIONS DURING PLAN REVIEW	BY	DATE		



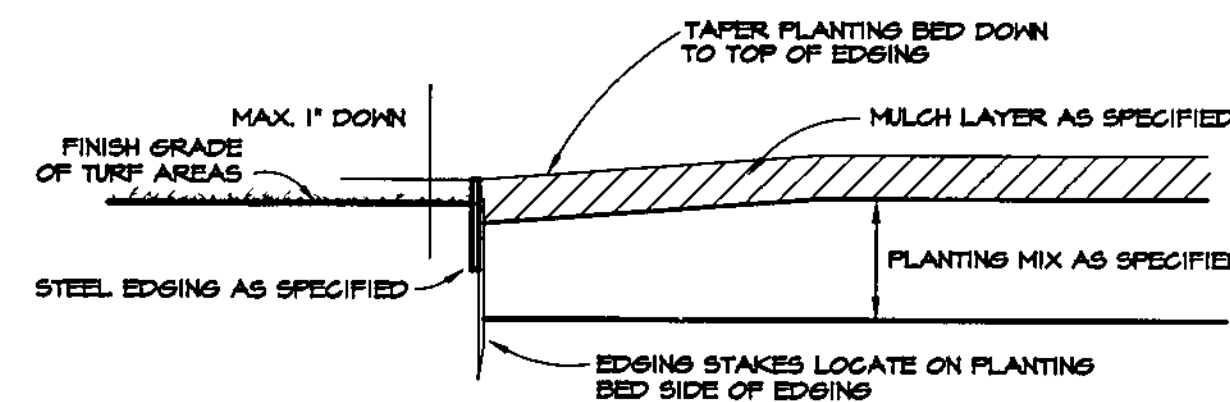
1
L2 **SHADE TREE PLANTING DETAIL**
NOT TO SCALE



2
L2 **SHRUB AND GROUNDCOVER PLANTING DETAIL**
NOT TO SCALE



3
L2 **ORNAMENTAL TREE PLANTING DETAIL**
NOT TO SCALE



4
L2 **TYPICAL BED EDGING DETAIL**
NOT TO SCALE

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR ADDING TOPSOIL AS NEEDED FOR THE INCLUSION OF THE SOIL AMENDMENTS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF THE LANDSCAPING WITH INSTALLATION OF THE IRRIGATION SYSTEM.
- ALL GROUND COVERS, SEASONAL COLOR AND SHRUB GROUPINGS ARE TO BE ALIGNED IN STRAIGHT EVEN ROWS AND TRIANGULARLY SPACED AT THE SPACING SHOWN ON THE PLANT LIST.
- PREPARE THE TOP 2" OF SOIL TO BE GRASSED BY MECHANICALLY TILLING. RAKE ALL AREAS REMOVING DEBRIS CLODS AND ROCKS 1" DIA AND GREATER. RENDER SOIL LOOSE AND FINELY GRADED. ELIMINATE ALL DEPRESSIONS AND RIDGES AND PROVIDE A SMOOTH, AND EVEN FINISH GRADE.
- ALL TURF AREAS SHOWN ARE TO BE SOLID SOD WITH COMMON BERMUDA, AS NOTED ON THE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- THE LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE AT (+/-) 1" OF FINISH GRADE.
- ALL PLANTING BEDS AND TREE PITS ARE TO RECEIVE A MINIMUM OF 2" OF SHREDDED CEDAR MULCH TOP DRESSING. SAVE THIS OPERATION UNTIL NEAR FINAL INSPECTION.
- ALL SHRUBS ARE TO BE LOCATED A MINIMUM OF 3' FROM STEEL EDGING, CURBS, WALKS AND TREES AND 6' FROM EDGE OF PAVING.
- ALL TREES ARE TO BE LOCATED A MINIMUM OF 5' FROM ALL FIRE HYDRANTS, UTILITY LINES AND OTHER UNDERGROUND STRUCTURES.
- ALL PLANTING AREAS SHALL BE MAINTAINED WEED FREE UNTIL FINAL ACCEPTANCE.
- ALL WORK SHALL BE GUARANTEED AGAINST ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL ADJUST FINAL PLANT MATERIAL LOCATIONS AS NEEDED TO ACCOMMODATE LIGHT FIXTURES, UNDERGROUND SERVICE LINES, AND OTHER UTILITIES.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. PIT SHALL BE FILLED WITH A MINIMUM OF 12" OF WATER. IF WATER DOES NOT DROP AT LEAST 6" IN 24 HOURS, PROVIDE DRAINAGE SUMPS AS DETAILED. VERIFY TESTS WITH OWNER'S REPRESENTATIVE.